

Please Complete This Section.

Address of Property in Question: _____

Owners Surname: _____

BUILDING LICENCE - RESIDENTIAL DESIGN CODES CHECK LIST

NOTE: THIS CHECKLIST IS ONLY REQUIRED FOR NEW DWELLINGS OR EXTENSIONS TO A DWELLING, AND ONLY IF A PLANNING SCHEME CONSENT HAS NOT BEEN PREVIOUSLY ISSUED FOR THE DEVELOPMENT

Prior to lodging your building licence with Council, a check needs to be performed of your plans against the following criteria, in order to determine whether a relaxation under the Residential Design Codes 2002 (D-Codes) is required. In the event that you answer ‘yes’ to any of the below mentioned questions, you would need to lodge an application for Planning Scheme Consent with Council, along with neighbours comments and justification as to how you meet the performance criteria within the Design Codes.

In the event that a relaxation is required (wherever you answer ‘yes’), it is recommended that you read through the Residential Design Codes to see whether you believe you can meet the performance criteria for that particular design element. The Codes are available on the internet via www.planning.wa.gov.au, or are available for viewing at Council’s York Street Office. If you have any queries in relation to the checklist please contact Council’s Development Services Team on 98419 383.

This list is not exhaustive, however the vast majority of relaxations have been included. The onus is upon the applicant to provide evidence that the application complies with the Residential Design Codes.

A Design Code relaxation is required where you answer yes for any question below:

Design Code Elements

Front Setback

Yes No

The front setback requirements differ depending on the residential density of the land in question. If you are unsure of the density code, please contact Council’s Development Team on 98419 383 prior to finalising this section.

- Is the dwelling located within an area zoned “Residential R20”, and is setback less than 6 metres from the front boundary (4.5 metres for garage) or does not average 6 metres as per Figure 1 of D-Codes? (refer attached diagram).

Yes No

- This would include estates such as Lakeside Estate and The Sanctuary in Mckail and Bayview Heights in Bayonet Head. In Woodrise Estate, the front setback can be reduced to a minimum of 3 metres with an average of 4.5 metres.

- Is the dwelling located in an established area of the former Shire of Albany, and is less than 7.5 metres from the front boundary?

This would include Collingwood Heights, parts of Bayonet Head, Mckail, Gledhow, Goode Beach and Milpara.

- Is the dwelling located within an area zoned "Residential R30" and setback less than 4 metres from the front boundary (4.5 metres for garage) and does not average 4 metres as per Figure 1 of D-Codes?

This would include areas within close proximity to the CBD, including some portions of Mount Melville, Albany, Mount Clarence and Centennial Park.

Side and Rear Setback

- Is the dwelling less than the prescribed setback as set out in Table 2a and 2b of the Residential Design Codes 2002, as attached?

Please be advised that a single storey dwelling, which is no more than 3.5 metres high (to eaves) from natural ground level, would attract a setback of 1.5 metres.

Parapet Wall

- Is there a parapet wall higher than 3 metres, with an average height greater than 2.7 metres from natural ground level and/or is more than 9 metres in length?

Height

- Is the dwelling higher than 6 metres to the eaves (gutter) and 9 metres to the gable, as measured vertically at any point?

Retaining Walls

- Is there a retaining wall on the dividing boundary, which is higher than 500mm above natural ground level?

- Is the retaining wall setback from the dividing boundary but does not meet the side or rear setback requirements as prescribed in Tables 2a and 2b of the D-Codes?

Depending on whether a privacy screen (such as standard boundary fencing) is to be located on top of the wall, or whether there is any potential for overlooking, will determine which of the above Tables is to be utilised (refer attached notes from Codes).

Yes No

Privacy (Overlooking)

- Is there a deck or balcony setback less than 7.5 metres from a side or rear boundary, which is more than 500mm above natural ground level and no privacy screen (up to 1.65m in height) has been proposed?
- Is there a study, lounge room or other habitable room (other than a bedroom) setback less than 6 metres from a side or rear boundary, and meets all of the following criteria:
 - Room is 500mm above natural ground level.
 - Room is greater in floor area than 10m².
 - Room has a window greater than 1m² in area, and a sill height below 1600mm.
- Is there a bedroom setback less than 4.5 metres from a side or rear boundary, and meets all of the following criteria:
 - Room is 500mm above natural ground level.
 - Room is greater in floor area than 10m².
 - Room has a window greater than 1m² in area, and sill height below 1600mm.

Overshadowing

- Does the proposed development overshadow the lot to the south (not applicable when the road represents the southern boundary) by more than 25%, which is based on a vertical sun angle of 31 degrees?

This is based on a density coding of R25 or lower which would represent most of the residential land within the City of Albany (if within some areas of Mt Melville, Albany, Port Albany, Centennial Park and coastal areas of Middleton Beach additional overshadowing is allowed for given the higher density). Please refer to attached diagrams taken from the D-Codes.

Site Works (Within first 3 metres from front boundary)

- Is there any cutting or filling within the front 3 metres of the property proposed, which changes the existing ground level of the land by more than 500mm?

Front Fences

- Is there a front fence (any fence forward of the dwelling) proposed as part of the development, which is solid (ie. not visually permeable) and greater in height than 1200mm?

Yes No

Surveillance

- Due to the design of the house, or through the provision of front fencing, is surveillance from a habitable room window (ie. bedroom, living room, lounge room, kitchen, dining room etc) to the street impeded?

For example if you were standing on the street would there be anything stopping you from seeing at least one lounge room, bedroom or living room window?. If yes, then the acceptable criteria would not be met. In relation to a rear unit, this guideline would not apply, as the front dwelling would block the view of the street.

Site Coverage / Open Space

- Does the dwelling and any other buildings (all roofed structures) proposed or existing cover more than 50% of the lot area within areas zoned R20, or 55% within areas zoned R30?
- Is the proposed outdoor living area (primarily backyard) less than 30m² in areas zoned R20 and 24m² in areas zoned R30, and/or has a minimum dimension of less than 4 metres?

Parking

- Will there be less than two car parking spaces provided within the boundaries of the subject land?

Remember that if you've ticked the yes box for any of the above design elements, you would need to lodge a planning scheme consent and attach neighbours comments and written justification as to why the relaxation should be granted. It is not sufficient to rely on the neighbours support for the relaxation, without submitting justification (by way of photographs, drawings or via letter).

**** DISCLAIMER ****

This information sheet is a guide only. Verification with original Local Laws, Acts, Planning Schemes, and other relevant documents is recommended for detailed references. The City of Albany accepts no responsibility for errors or omissions.

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